

Notification on Share Acquisition of Nichimo Community by Haseko Subsidiaries, Making It a Second-Tier Subsidiary for Haseko

Haseko Corporation announces that Haseko Anesis Corporation and Fujikensetsu Co., Ltd., two of its subsidiaries, today reached a final agreement with Nichimo Corp. concerning the former two firms acquiring all shares of Nichimo Community Co., Ltd., a subsidiary of the latter, and concluded a share transfer agreement, as described below. The acquisition will make Nichimo Community a second-tier subsidiary of Haseko Corporation.

Details

1. Overview of the Subsidiaries Acquiring the Shares

A. Haseko Anesis

- (1) Company name: Haseko Anesis Corporation
- (2) Address: 2-3 Shiba 4-chome, Minato-ku, Tokyo
- (3) Representative: Keitaro Mitsui, Representative Director
- (4) Business description: Supervisor of Haseko's service-related business
- (5) Ownership of shares: A wholly-owned subsidiary of Haseko Corporation

B. Fujikensetsu

- (1) Company name: Fujikensetsu Co., Ltd.
- (2) Address: 5-5 Shiba 3-chome, Minato-ku, Tokyo
- (3) Representative: Masuo Shindo, Representative Director
- (4) Business description: Construction business
- (5) Ownership of shares: A 91%-owned subsidiary of Haseko Corporation

2. Reason for Share Acquisition

The Haseko Group aims to further expand its service-related business, which focuses on the existing condominiums, under the supervision of Haseko Anesis. The service-related business centers on the condominium management business, where the Group has made it an important business target to increase the number of units under entrusted management, which is the foundation of the business.

Haseko Community, Inc., supervised by Haseko Anesis, has been entrusted with the management of 200,000 condominium units as of the end of December 2008, steadily increasing the number of units it manages. On top of this achievement, the acquisition of all shares of Nichimo Community Co., Ltd. will add another 21,000 units

(as of the end of September 2008) to the number of units under entrusted management and increasing it to 240,000 units for the entire Group.

This increase in the number of units under entrusted management will provide advantages in economy of scale, including sharing of management infrastructures such as business administration divisions and joint placement of orders to business partners. Furthermore, the integration of know-how owned by Haseko Community and Nichimo Community will enhance the quality of management and allow them to provide more enriched and promising services.

On the other hand, Fujikensetsu Co., Ltd. has decided to partly invest in the acquisition of Nichimo Community shares in anticipation of the effects of synergy with the latter's proprietary know-how in the remodeling of buildings.

3. Overview of the Company Becoming a Second-Tier Subsidiary of Haseko (Nichimo Community)

- (1) Company name: Nichimo Community Co., Ltd.
- (2) Representative: Toshio Shinoki, Representative Director
- (3) Address: 5-12 Sotokanda 6-chome, Chiyoda-ku, Tokyo
- (4) Established: August 1977
- (5) Business description: Condominium management business, leasing management business and construction business
- (6) Fiscal year: End of September every year
- (7) Number of employees: 162 (as of September 30, 2008)
- (8) Principal offices: Head office (Tokyo), branch/sales office (Osaka and Yokohama)
- (9) Paid-in capital: 100 million yen (as of September 30, 2008)
- (10) Number of shares issued: 301,500 shares
- (11) Ownership of shares: Nichimo Corp. 301,500 (100%)
- (12) Business performances in recent fiscal years

| | Year ended September 2007 | Year ended September 2008 |
|------------------|---------------------------|---------------------------|
| Net sales | 5,684 million yen | 6,444 million yen |
| Gross profit | 1,730 million yen | 2,001 million yen |
| Operating income | 46 million yen | 234 million yen |
| Ordinary income | 51 million yen | 235 million yen |
| Net income | 6 million yen | 217 million yen |
| Total assets | 2,093 million yen | 2,405 million yen |
| Net assets | 211 million yen | 232 million yen |

4. Overview of Seller of the Shares (Nichimo Corp.)

- (1) Company name: Nichimo Corp.
- (2) Representative: Seiji Tsuji, President and Representative Director
- (3) Address: 4-4, Dojimahama 1-chome, Kita-ku, Osaka-shi, Osaka
- (4) Business description: Condominium sales business

5. Status of Number of Shares Acquired, Acquisition Prices and Shares Owned Before and After Transfer

- (1) Number of shares owned before transfer: 0 (Ownership ratio: 0.00%)
- (2) Number of shares acquired: 301,500 shares (Total acquisition price: 2,999 million yen)
- (3) Number of shares owned after transfer: 301,500 shares (Ownership ratios: Haseko Anesis: 95% and Fujikensetsu: 5%)

6. Schedule

- January 15, 2009: Signing of share transfer agreement
- January 20, 2009 (planned): Delivery of share certificates

7. Future Outlook

Haseko Corporation expects that the acquisition of the shares will have little impact on the consolidated business performance of the Haseko Group for the current fiscal year.

For the fiscal years that follow, the Company will reflect the impact of the acquisition on respective consolidated business performance forecasts.